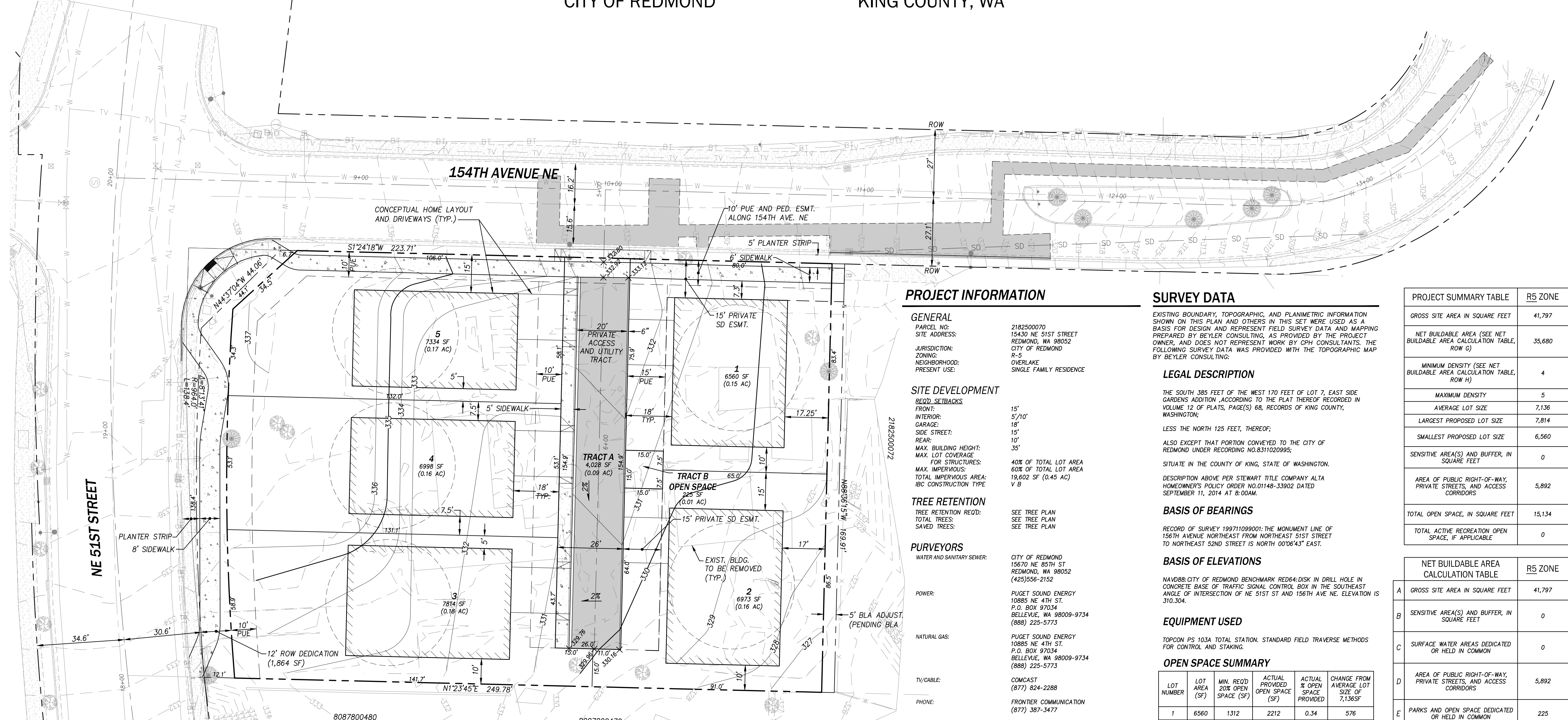
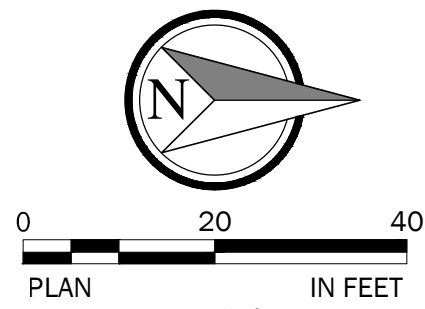


SW 1/4 OF NW 1/4 SEC. 14, TWP 25 N, R 5 E W.M.

PROJECT DREAM SHORT PLAT

CITY OF REDMOND

KING COUNTY, WA



PROJECT INFORMATION

GENERAL

PARCEL NO: 2182500070
SITE ADDRESS: 15430 NE 51ST STREET
REDMOND, WA 98052
CITY OF REDMOND
JURISDICTION: R-5
ZONING: OVERLAKE
NEIGHBORHOOD: SINGLE FAMILY RESIDENCE
PRESENT USE:

SITE DEVELOPMENT

REQ'D SETBACKS
FRONT: 15'
INTERIOR: 5'/10'
GARAGE: 18'
SIDE STREET: 15'
REAR: 10'
35'
MAX. BUILDING HEIGHT: 40% OF TOTAL LOT AREA
MAX. LOT COVERAGE: 60% OF TOTAL LOT AREA
FOR STRUCTURES: 19,802 SF (0.45 AC)
MAX. IMPERVIOUS: V B
TOTAL IMPERVIOUS AREA:
IBC CONSTRUCTION TYPE

TREE RETENTION

TREE RETENTION REQ'D: SEE TREE PLAN
TOTAL TREES: SEE TREE PLAN
SAVED TREES: SEE TREE PLAN

PURVEYORS

WATER AND SANITARY SEWER:

POWER:

CITY OF REDMOND
15670 NE 85TH ST
REDMOND, WA 98052
(425)556-2152
PUGET SOUND ENERGY
10885 NE 4TH ST
P.O. BOX 97034
BELLEVUE, WA 98009-9734
(888) 225-5773

NATURAL GAS:

PUGET SOUND ENERGY
10885 NE 4TH ST
P.O. BOX 97034
BELLEVUE, WA 98009-9734
(888) 225-5773

TV/CABLE:

COMCAST
(877) 824-2288

PHONE:

FRONTIER COMMUNICATION
(877) 387-3477

FIRE:

REDMOND FIRE DEPARTMENT
STATION 17
16917 NE 116TH ST
REDMOND, WA 98052
(425) 430-7000

SCHOOL DISTRICT:

LAKE WASHINGTON

SURVEY DATA

EXISTING BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION SHOWN ON THIS PLAN AND OTHERS IN THIS SET WERE USED AS A BASIS FOR DESIGN AND REPRESENT FIELD SURVEY DATA AND MAPPING PREPARED BY BEYLER CONSULTING, AS PROVIDED BY THE PROJECT OWNER, AND DOES NOT REPRESENT WORK BY CPH CONSULTANTS. THE FOLLOWING SURVEY DATA WAS PROVIDED WITH THE TOPOGRAPHIC MAP BY BEYLER CONSULTING:

LEGAL DESCRIPTION

THE SOUTH 385 FEET OF THE WEST 170 FEET OF LOT 7, EAST SIDE GARDENS ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE(S) 68, RECORDS OF KING COUNTY, WASHINGTON;

LESS THE NORTH 125 FEET, THEREOF;

ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF REDMOND UNDER RECORDING NO.8311020995;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

DESCRIPTION ABOVE PER STEWART TITLE COMPANY ALTA HOMEOWNER'S POLICY ORDER NO.01148-33902 DATED SEPTEMBER 11, 2014 AT 8:00AM.

BASIS OF BEARINGS

RECORD OF SURVEY 199711099001: THE MONUMENT LINE OF 156TH AVENUE NORTHEAST FROM NORTHEAST 51ST STREET TO NORTHEAST 52ND STREET IS NORTH 00°06'43" EAST.

BASIS OF ELEVATIONS

NAVD88: CITY OF REDMOND BENCHMARK RED64: DISK IN DRILL HOLE IN CONCRETE BASE OF TRAFFIC SIGNAL CONTROL BOX IN THE SOUTHEAST ANGLE OF INTERSECTION OF NE 51ST ST AND 156TH AVE NE. ELEVATION IS 310.304.

EQUIPMENT USED

TOPCON PS 103A TOTAL STATION. STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING.

OPEN SPACE SUMMARY

LOT NUMBER	LOT AREA (SF)	MIN. REQ'D 20% OPEN SPACE (SF)	ACTUAL PROVIDED OPEN SPACE (SF)	ACTUAL % OPEN SPACE PROVIDED	CHANGE FROM AVERAGE LOT SIZE OF 7,136SF
1	6560	1312	2212	0.34	576
2	6973	1395	3454	0.50	163
3	7814	1563	3455	0.44	-678
4	6998	1400	3024	0.43	138
5	7334	1467	2764	0.38	-198
TOTAL	35,679	7,137	14,909		
AVERAGE LOT SIZE					
35,679 SF TOTAL LOT AREA/5 LOTS=7,136 SF					

PROJECT SUMMARY TABLE	R5 ZONE
GROSS SITE AREA IN SQUARE FEET	41,797
NET BUILDABLE AREA (SEE NET BUILDABLE AREA CALCULATION TABLE, ROW G)	35,680
MINIMUM DENSITY (SEE NET BUILDABLE AREA CALCULATION TABLE, ROW H)	4
MAXIMUM DENSITY	5
AVERAGE LOT SIZE	7,136
LARGEST PROPOSED LOT SIZE	7,814
SMALLEST PROPOSED LOT SIZE	6,560
SENSITIVE AREA(S) AND BUFFER, IN SQUARE FEET	0
AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS	5,892
TOTAL OPEN SPACE, IN SQUARE FEET	15,134
TOTAL ACTIVE RECREATION OPEN SPACE, IF APPLICABLE	0

NET BUILDABLE AREA CALCULATION TABLE	R5 ZONE
A GROSS SITE AREA IN SQUARE FEET	41,797
B SENSITIVE AREA(S) AND BUFFER, IN SQUARE FEET	0
C SURFACE WATER AREAS DEDICATED OR HELD IN COMMON	0
D AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS	5,892
E PARKS AND OPEN SPACE DEDICATED OR HELD IN COMMON	225
F ABOVE GROUND PUBLIC FACILITIES	0
G TOTAL FOR EACH ZONE (A-B+C+D+E+F)=NET BUILDABLE AREA	35,680
H MINIMUM DENSITY (G/Minimum Density Percentage)=Minimum Density	4.0

CONCEPTUAL BUILDING CALCULATIONS						
LOT	BUILDING AREA (SF)	HARDSCAPE AREA (SF)	ALLOWED STRUCTURE COVERAGE, 40% (SF)	ALLOWED IMP. COVERAGE, 60% (SF)	CONCEPT STRUCTURE COVERAGE (%)	CONCEPT IMP. COVERAGE (%)
1	2,614	324	2,624	3,936	40	45
2	2,768	324	2,789	4,184	40	44
3	2,843	324	3,126	4,688	36	41
4	2,477	324	2,799	4,199	35	40
5	2,477	324	2,934	4,400	34	38

NOTE: AREAS SHOWN ARE APPROXIMATE TO SHOW POTENTIAL HOMESITE AND DRIVEWAY AREAS.

PROJECT TEAM

APPLICANT
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OWNER
BABU UPPALA
PRASAD THIRUVEEDU
NAGARAJ PATIL
FRANCIS ABRAMAM
SREEDHAR VEERAVALLI
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REDMOND, WA 98052

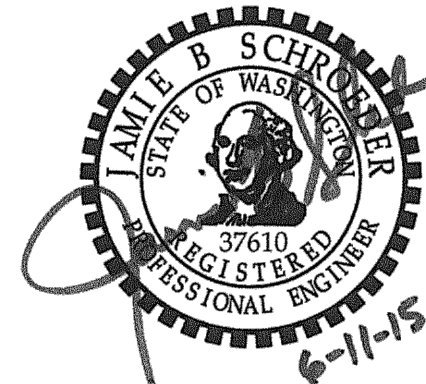
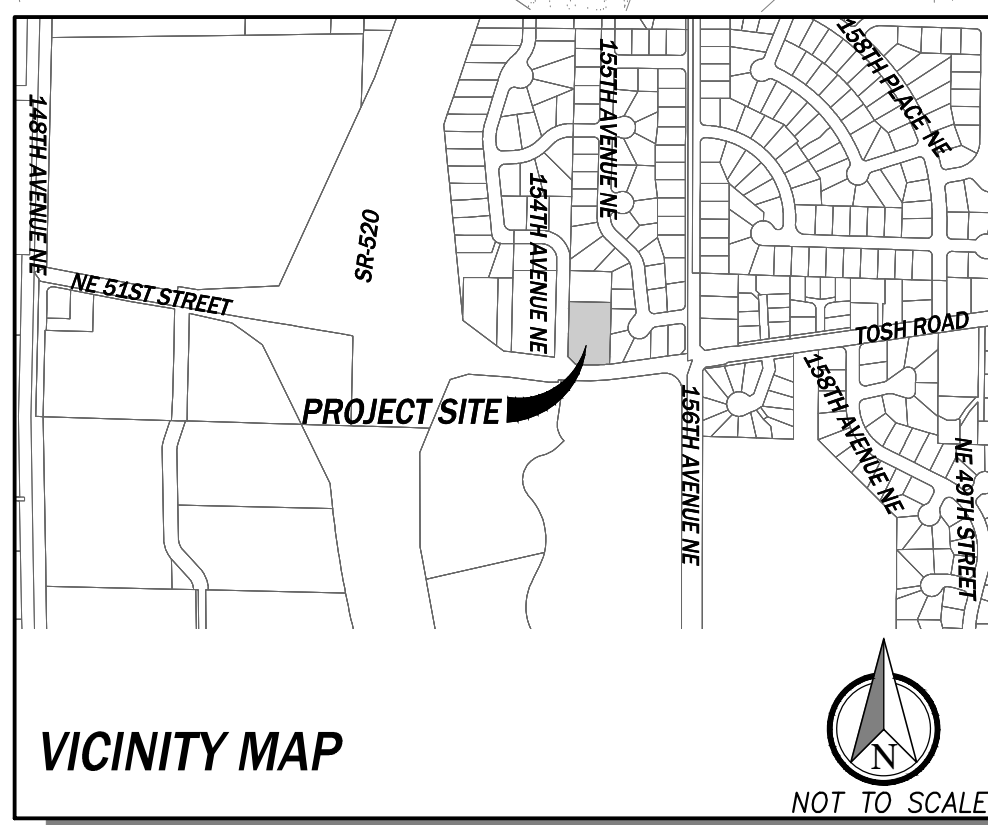
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GHA LANDSCAPE ARCHITECTS
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FAX: (253) 336-3950
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www.cphconsultants.com
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NO.	DATE	REVISION	BY	CK.
1	12/29/14	PRELIMINARY SHORT PLAT SUBMITTAL 30%	MS	JBS
2	4/8/15	PRELIMINARY SHORT PLAT SUBMITTAL 90%	RAS	JBS
3	6/11/15	FINAL SHORT PLAT SUBMITTAL	RAS	JBS

PROJECT DREAM SHORT PLAT COVER SHEET & SITE PLAN

APPLICANT	BABU UPPALA 14630 NE 32ND ST, APT E12, BELLEVUE, WA 98007 PHONE: (425)698-8299 EMAIL: UPPALA.BABU@GMAIL.COM
PROJECT ENGINEER	CPH CONSULTANTS JAMIE SCHROEDER, PE PHONE: (425) 285-2390 FAX: (425) 285-2389
AS NOTED	PROJECT NO. 0126-14-001
	SHEET 1 OF 1